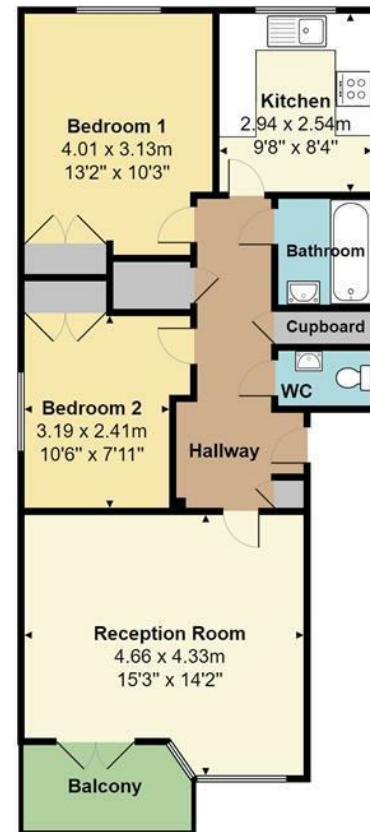


Cambria, 2 Court Downs Road, Beckenham, BR3

Total Floor Area: 64.7 m² ... 697 ft² (excluding balcony)



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com



Charles Eden
ESTATE AGENTS

3, Cambria, 2 Court Downs Road Beckenham, Kent BR3 6TF
Guide Price £375,000 Leasehold - Share of Freehold

Less than 1/4 mile from Beckenham High Street and a few hundred yards from the beautiful Kelsey Park, Charles Eden are pleased to offer for sale this well presented 2 bedroom first floor apartment with south facing balcony and garage.

MAP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



020 8663 1964
charleseden.co.uk



A sought after location being close to an entrance to Kelsey Park with its beautiful lake and grounds which is en route to Beckenham High Street less than a 1/4 mile offering a wide selection of shops bars and restaurants. Beckenham Junction Station is around 1/2 mile with frequent rail services to London and tram link access to Croydon and onto Wimbledon.

This two bedroom first floor apartment with south facing balcony also boasts a generously proportioned reception room, fitted kitchen, bathroom and separate cloakroom. Outside are well maintained communal gardens and a single garage en bloc.

COMMUNAL ENTRANCE

Entry phone system, glazed door leading into communal hall/stairs to:

FIRST FLOOR

PRIVATE ENTRANCE

Personal door leading into:

ENTRANCE HALL

Entry phone receiver unit, coved ceiling, cupboard housing warm air unit, cupboard housing hot water cylinder, fitted carpet.

LOUNGE 15'3 x 14'2

Double glazed window to front, coved ceiling, warm air vent, fitted carpet.

Double glazed double doors leading out to:

BALCONY

South facing.

KITCHEN 9'8 x 8'4

Double glazed window to rear, range of wall and base units, integrated stainless steel sink, integrated electric oven, four ring gas hob with chimney hood over, space for fridge freezer, two warm air vents, laminate wood flooring. Plumbing for automatic washing machine under sink

BEDROOM ONE 13'2 x 10'3

Double glazed window to rear, coved ceiling, built in double wardrobe, warm air vent, fitted carpet.

BEDROOM TWO 10'6 x 7'11

Double glazed window to side, coved ceiling, built in wardrobe, warm air vent, fitted carpet.

BATHROOM

White suite comprising paneled bath with shower mixer tap and shower attachment.

pedestal wash hand basin, warm air vent, laminate wood flooring.

WC

Low level WC, pedestal wash hand basin with tiled splash back, warm air vent, vinyl flooring.

OUTSIDE

GARAGE

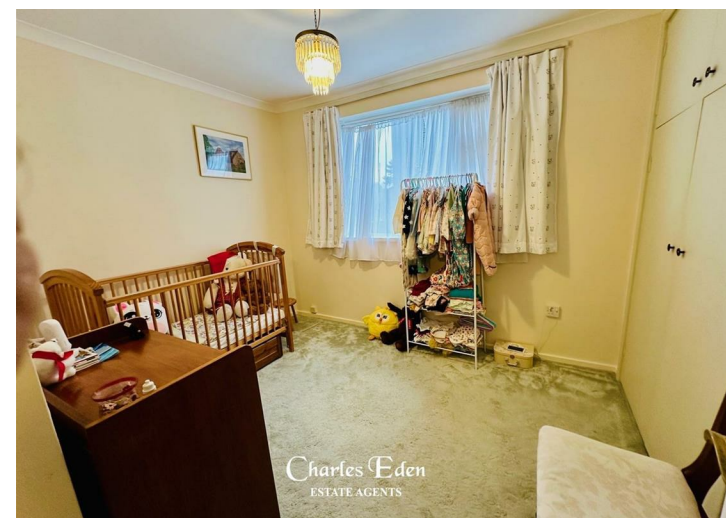
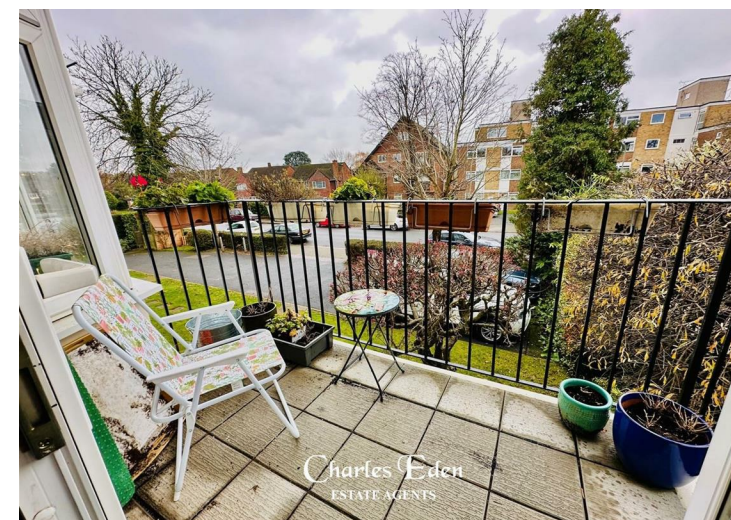
No. 3

Garage en bloc.



COMMUNAL GARDENS

Mainly laid to lawn with shrubs & trees.



LEASE - 999 years from 2000 - 976 years unexpired

MAINTENANCE - £1,992 per annum

EPC RATING C

COUNCIL TAX D

Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



3 Cambria
2 Court Downs Road
Beckenham
Kent
BR3 6TF

www.charleseden.co.uk
1 Kelsey Park Road, Beckenham, Kent, BR3 6LH

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